

U.S. Department of Justice  
United States Marshals Service

**PROCESS RECEIPT AND RETURN**  
See "Instructions for Service of Process by U.S. Marshal"

PLAINTIFF United States of America		COURT CASE NUMBER 18-01818
DEFENDANT David B. Brim, as Executor of the Estate of Eleanor S. Brim, Deceased		TYPE OF PROCESS US Marshals Sale of Real Estate
<b>SERVE AT</b>	NAME OF INDIVIDUAL, COMPANY, CORPORATION ETC TO SERVE OR DESCRIPTION OF PROPERTY TO SEIZE OR CONDEMN David B. Brim, as Executor of the Estate of Eleanor S. Brim, Deceased	
	ADDRESS (Street or RFD Apartment No. City State and ZIP Code) 75 Gentleness Drive, Ephrata, PA 17522	
SEND NOTICE OF SERVICE COPY TO REQUESTER AT NAME AND ADDRESS BELOW		Number of process to be served with this Form 285
KML Law Group 701 Market Street Suite 5000 Philadelphia, PA 19106		Number of parties to be served in this case
		Check for service on U.S.A.

SPECIAL INSTRUCTIONS OR OTHER INFORMATION THAT WILL ASSIST IN EXPEDITING SERVICE (Include Business and Alternate Addresses, All Telephone Numbers, and Estimated Times Available for Service)

Fold

Fold

Signature of Attorney other Originator requesting service on behalf of	<input type="checkbox"/> PLAINTIFF <input type="checkbox"/> DEFENDANT	TELEPHONE NUMBER	DATE
--	--	------------------	------

**SPACE BELOW FOR USE OF U.S. MARSHAL ONLY-- DO NOT WRITE BELOW THIS LINE**

I acknowledge receipt for the total number of process indicated (Sign only for USM 285 if more than one USM 285 is submitted)	Total Process 1	District of Origin No 66	District to Serve No 66	Signature of Authorized USMS Deputy or Clerk <i>Carey</i>	Date 9/27/18
---	--------------------	-----------------------------	----------------------------	--	-----------------

I hereby certify and return that I ☐ have personally served, ☐ have legal evidence of service, ☒ have executed as shown in "Remarks", the process described on the individual, company, corporation, etc., at the address shown above on the individual, company, corporation, etc. shown at the address inserted below

☐ I hereby certify and return that I am unable to locate the individual, company, corporation, etc. named above (See remarks below)

Name and title of individual served (if not shown above)	<input type="checkbox"/> A person of suitable age and discretion then residing in defendant's usual place of abode
Address (complete only different than shown above)	Date 9-27-18
	Time 11:15 <input checked="" type="checkbox"/> am <input type="checkbox"/> pm
Signature of U.S. Marshal or Deputy <i>[Signature]</i> 0683	

Service Fee - 0 -	Total Mileage Charges including endeavors 88.29	Forwarding Fee - 0 -	Total Charges 98.04	Advance Deposits - 0 -	Amount owed to U.S. Marshal* or (Amount of Refund*) 98.04
----------------------	--	-------------------------	------------------------	---------------------------	--

REMARKS: PROPERTY SOLD FOR BID OF 153,000.00 TO J. GORDON GAINER LLC  
US Marshals Sale of premises known as 75 Gentleness Drive, Ephrata, PA 17522 Sale was held at the Lancaster County Courthouse, 50 North Duke Street, Lancaster, PA.

**DISTRIBUTE TO:**

- 1 CLERK OF THE COURT
- 2 USMS RECORD
- 3 NOTICE OF SERVICE
- 4 BILLING STATEMENT\* To be returned to the U.S. Marshal with payment, if any amount is owed. Please remit promptly payable to U.S. Marshal
- 5 ACKNOWLEDGMENT OF RECEIPT

PRIOR EDITIONS MAY BE USED



U.S. Department of Justice

United States Marshals Service

Eastern District of PA

Philadelphia, PA 19106

**U.S. MARSHALS SALE OF REAL PROPERTY**

CIVIL ACTION NO.: 18-CV-1818

I, PATRICK D. ENNIS, a Deputy U.S.

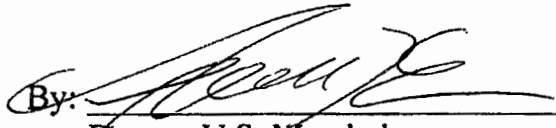
Marshal for the Eastern District of Pennsylvania, sold the property located at

75 GENTLENESS DR., EPHRATA, PA 17522.

The public sale was held on September 27, 2018

and the highest bidder was J. GORDON GAINER LLC

who bid the amount of \$ 153,000.<sup>00</sup>.

By:   
Deputy U.S. Marshal  
PATRICK D. ENNIS  
SDUSM

# 75 Gentleness Dr Ephraim

Line Number	BP Real Estate	Gordon Ammen	Liberty Commercial	CU Equity
	85,000	90,000		
	91,000	100,000		
	101,000	110,000		
	111,000	120,000		
	121,000	125,000		
	126,000	130,000		
	131,000	135,000		
	136,000	140,000		
	141,000	145,000		
	146,000	150,000		
	151,000	153,000		

153,000

4,100  
2,700  
8,500  
15,300

3 checks



U.S. Department of Justice

United States Marshals Service

Eastern District of Pennsylvania

Philadelphia PA 19106

BIDDER'S REGISTRATION FORM

NAME: J Gordon Gainer LLC

ADDRESS: 2938 Columbia Ave  
Lancaster, PA. 17603

PHONE (DAY): 717-471-9077

Below please provide the name(s) in which the deed will be registered, if you are the successful bidder. There will be no exceptions or changes.

The above is precisely how the name(s) are to appear in the deed

90,000	135,000
100,000	140,000
110,000	145,000
120,000	150,000
125,000	153,000
130,000	

Winning Bid



U.S. Department of Justice

United States Marshals Service

Eastern District of Pennsylvania

Philadelphia, PA 19106

BIDDER'S REGISTRATION FORM

NAME: Paul Vriend

ADDRESS: 1770 Oregon Pk  
Lancaster PA 17601

PHONE (DAY): 717 669 5075

Below please provide the name(s) in which the deed will be registered, if you are the successful bidder There will be no exceptions or changes.

BP Real Estate Investment Group LP  
The above is precisely how the name(s) are to appear in the deed

85,000	131,000
91,000	136,000
101,000	141,000
111,000	146,000
121,000	151,000
126,000	



U.S. Department of Justice

United States Marshals Service

Eastern District of Pennsylvania

Philadelphia PA 19106

BIDDER'S REGISTRATION FORM

NAME: CHRIS MARTIN  
LIBERTY COMMERCIAL CAPITAL, LLC

ADDRESS: 23 OLDE MIN COURT  
LITIZ PA 17513

PHONE (DAY): 717-308-2359

Below please provide the name(s) in which the deed will be registered, if you are the successful bidder There will be no exceptions or changes.

LIBERTY COMMERCIAL CAPITAL, LLC  
The above is precisely how the name(s) are to appear in the deed



U.S. Department of Justice

United States Marshals Service

Eastern District of Pennsylvania

Philadelphia, PA 19106

BIDDER'S REGISTRATION FORM

NAME:

Jonathan Leventy

ADDRESS:

1525 Oregon Pike  
Suite 802  
Lancaster, PA 17601

PHONE (DAY):

(717) 587.3675

Below please provide the name(s) in which the deed will be registered, if you are the successful bidder. There will be no exceptions or changes.

LU Equity Holdings LLC

The above is precisely how the name(s) are to appear in the deed



U.S. Department of Justice

United States Marshals Service

*Eastern District of Pennsylvania*

---

*Philadelphia PA 19106*

BIDDER'S REGISTRATION FORM

NAME: Greg Musser

ADDRESS: 1550 Harrisburg Ave  
Mount Joy PA 17552

PHONE (DAY): 717-689-0663

Below please provide the name(s) in which the deed will be registered, if you are the successful bidder. There will be no exceptions or changes.

Gregory S Musser & Douglas H. Musser  
The above is precisely how the name(s) are to appear in the deed